



## Self Contained Offices Over Ground & First Floor

### 3 Tanners Yard

London Road, Bagshot, GU19 5HD

Office

# TO LET

**1,989 sq ft**

(184.78 sq m)

- Prominent location fronting the A30 with easy access to M3, M4 & M25
- Short walk to Bagshot railway station & village centre
- Open plan first floor with a high quality ground floor fitout suitable for a range of uses
- 8 allocated parking spaces
- WC and kitchen facilities

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## Summary

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Available Size | 1,989 sq ft                                                                                                      |
| Rent           | £21 per sq ft                                                                                                    |
| Rates Payable  | £12,960 per annum<br>Estimated. The unit will need to be re rated, as it is currently jointly rated with Unit 2. |
| Rateable Value | £30,000                                                                                                          |
| Estate Charge  | £1,604 per annum<br>Estimated - subject to actual costs                                                          |
| EPC Rating     | D (84)                                                                                                           |

## Description

Tanners Yard is a modern business park with refurbished, self-contained, office buildings, set back from the A30. Unit 3 is laid out over ground and first floor with an open plan space on the first floor and a flexible high quality fitout on the ground floor. The accommodation includes a kitchen and ground and first floor WCs.

## Location

Bagshot is close to the towns of Bracknell, Ascot, Camberley and Woking. Tanners Yard is set within walking distance of the railway station and Bagshot village centre which boasts a combination of independant shops, cafes, pubs and restaurants along with a CoOp and BP/M&S store. A Waitrose Superstore is a short drive away. The office is just a couple of minutes by car from Junction 3 of the M3, offering easy access to the M25, Heathrow, London and South East. The A322 dual carriageway provides a quick road link to Bracknell and the M4 beyond.

## Accommodation

The accommodation comprises the following areas measured on an NIA basis:

| Name   | sq ft | sq m   |
|--------|-------|--------|
| Ground | 955   | 88.72  |
| 1st    | 1,034 | 96.06  |
| Total  | 1,989 | 184.78 |

## Viewings

By prior arrangement with the agents.

## Terms

Available on a new lease, for a term to agreed. The lease will be direct with the Landlord.

## Business Rates

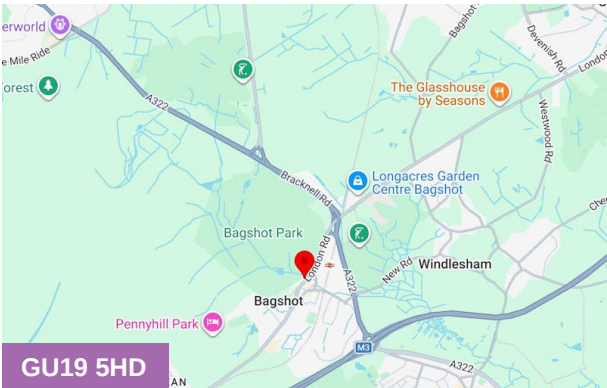
The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Fees

Each party will be responsible for their own Legal Costs.

## VAT

All figures are quoted exclusive of VAT which we understand will be chargeable.



## Viewing & Further Information



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